

May 21, 2021

Forrest Hayes
Chairman
Loudoun County Planning Commission
1 Harrison St SE
Leesburg, VA 20175

Dear Planning Commissioners,

My wife and I are the owners of the residence at 20254 Sycolin Rd. Leesburg, VA 20175. We have enjoyed the time in our home over the past 22 years. During that time, we have fielded several offers to purchase our property. Some seemed more reasonable than others. Most purchase attempts ended when the Buyer asked Loudoun County if the government would approve the property for a housing development. The County has, for more than seven years, told potential purchasers that the County wanted light or heavy industrial use and that housing would not be approved. So, we were very pleased when we received the offer to purchase by the applicant seeking your approval for a distribution facility. We believe that this our best opportunity to sell our property and we intend to stay in the County for the foreseeable future.

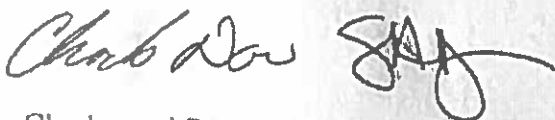
I have closely followed your meetings and discussions regarding the planned development and appreciate your efforts. We believe that the project will improve the assembled properties by cleaning up some of the refuse that was left behind by previous property owners, improving the topography to reduce or eliminate further erosion and to minimize silt contributions that flow through the Chesapeake watershed. Every one of our neighbors' homes operate septic tanks and fields which will be eliminated as construction begins. Together, the development project should improve the environment in general and the quality of water in Sycolin Creek, Goose Creek and every water body downstream.

We also believe that there will be positive economic impacts for the County. There are several taxes that will be paid to the County such as on the improved value of land, business equipment and sales tax revenues. It is also likely that the County will benefit from increased gas tax revenues.

This our best opportunity to sell our property because this is a development project that can be approved now.

We hope you can find your way to approve the application and that you will unanimously make a recommendation of approval to the Board of Supervisors at your upcoming work session. We are available for discussion, to answer questions or for a site visit if it helps your decision to approve.

Sincerely,

Handwritten signatures of Charles and Sue Dow. The signature for Charles is on the left and for Sue is on the right, both in cursive.

Charles and Sue Dow

May 21, 2021

Loudoun County Planning Commission
1 Harrison St SE #3
Leesburg, VA 20175

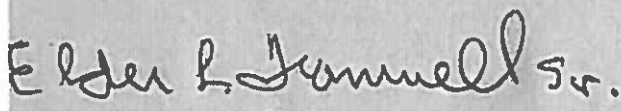
Re: Sycolin Road Assemblage

Please accept my gratitude for the time and consideration you all have given to the Sycolin Road Assemblage. As for me, and the other property owners, we have been working together for several years on this project knowing the significant improvement this project will bring to our county. We feel that the impact post development of this project will bring an enhanced management of the storm water, clean up of the environment and generate new revenue and employment opportunities for the local area.

As I mentioned above, I have fully committed to selling my land and feel this is the best opportunity for me and for my fellow land owners. Loudoun County is growing and this project allows for the highest and best use of this land. As a person of color, having purchased my land from a family member, this sale represents the culmination of hard work and commitment from all of my fellow land owners, and those who have come before us. We have pulled this project together in ways that bring value to the local area, clean up the environment and allow these land owners to receive their rightful due, including the preservation of the Cabin on the property in support of honoring black history.

Thank you again for your time and consideration in approving this project. It will be exciting to see this development enhance our county.

Sincerely,


Elder L. Trammell, Sr.

May 21, 2021

Loudoun County Planning Commission
1 Harrison Street, SE
Leesburg, VA 20175

RE: Sycolin Road Distribution Facility
ZMAP 2019-0010
SPEX 2019-0022

Dear Chair Hayes and Member of the Planning Commission:

I am one of the property owners of the above referenced rezoning and special exception case. I purchased this property in 2002 and raised four sons here, but have been a county resident since the mid-1990s. We can all agree that Loudoun County has gone through some changes over the past 19 years and this area of the county is no exception.

As a former clerk to the Leesburg Planning Commission and the Clerk of Council for the Town of Leesburg for many years, I am familiar with projects such as the Sycolin Road Distribution Facility and believe that it is one of the best choices for this piece of property. This area of the county is really no longer a buffer zone between the denser eastern end of the county and the more rural area of the west. Our neighbors are now a power plant, a water treatment facility, a soccer stadium, an adult detention facility, and a commuter lot. Environmentally, having a distribution facility closer to population centers makes more sense. Less distance for trucks to travel equates to less use of fossil fuels and carbon exhaust into our environment.

I also understand the steep slopes issue. This is one case where the post-development condition will be an improvement over the naturally occurring condition. Erosive effects of stormwater runoff would be mitigated by the use of retention facilities, and also allow nutrients and sediment to filter out long before reaching Sycolin Creek. The current condition allows run off to go straight into the creek.

In closing, I know you have many difficult decisions to make, weighing the pros and cons of each project to create the best possible project for an ever growing, changing county. I trust that you will make the smart decision for the county and this group of property owners.

Sincerely,

Lee Ann Henderson Green
20210 Sycolin Road
Leesburg, VA 20175

To whom it may concern:

I am very excited at the prospect of the old Sycolin Post Office/General Store, the building I've called home for 43 years, may be saved as a historic structure. I understand that there is a good chance that the house and barn will be part of a proffer deal for an upcoming building project involving the adjacent land directly south of my property. When the post office and store were constructed, they were the center of a historically black community. The property is less than a half mile from the African American "Union Church" which was built about the same time as the store. According to Loudoun historian, Eugene Scheel, this area was known as "Lower" or "Down-on-Seagland". It was where many of the descendants of the enslaved workers of the landowners of Upper Sycolin (near Evergreen Mills Rd.) lived (many still do).

I have very positive feelings about Sycolin Creek which borders my property. I raised my children and grandchildren fishing, swimming and boating on this beautiful stream. I'm especially glad to know that such a project would replace 6 septic systems currently in use on this 25-acre plot. One of these systems, which serves two apartments, is just below the flood plain with the drain field ending only 50 feet from the creek itself! These old systems would be replaced with hook-ups to a state-of-the-art sewage line just completed by the County. As a retired geologist, I can state that the septic systems are the one feature of the land that threatens the health of the stream. A few other "eye-sores" such as abandoned cars and old household trash dumps would also surely be cleaned up when the new buildings are constructed. Sycolin Creek runs from east of Woodburn on Rt 769 to Goose Creek near Rt 7 and is a natural draw for a 4-mile long nature trail. The house and barn would be a great complement to such a trail. The barn could store kayaks and other water-related recreational equipment. The house could be at least partially used as a nature and historical museum.

The house and barn may be among the last buildings in Loudoun County to have used post and beam construction with mortise-and-tenon joints, the style of building common in the mid 1800's. The details of this construction method can be seen easily in the open interior walls of the barn. The standing-seam tin roof is also typical of the oldest houses in Loudoun County.


Terry Dyroff

darsdyr@verizon.net

May 13, 2021

To:

The Planning Commission of Loudoun County Virginia

Regarding:

20280 Sycolin Road

Leesburg, VA 20175

Dear Planning Commission:

My name is Carla Anderson and I am the daughter of Amy Anderson. My son, Michael Clarkson, Jr. and I are the residents at 20280 Sycolin Road. My mother passed in 2017 but she and my father purchased the property in 1964. My mother built on our land in 1967 and had difficulty getting it financed, as did most people of color in the 60s. She was a Black woman, a widow and a life-long children's educator. I applaud the applicant for providing proffers that include tributes and preservations that do not diminish our history, my history.

I have been a resident of this county for over 55 years. I have been active in the community and will continue to be active for all this is fair and right, not political and popular. This is a great time for my family to sell our property as we have recently been blessed with the birth of my only grandchild. We have patiently waited a bit more than four years for our Purchaser to appear before you seeking approval for their planned development.

The planned use is innovative, serves the needs of our fellow citizens through low cost tax revenues, provides jobs and has substantial positive impacts that actually improve the local environment. I watched the public hearing when local environmentalists stated that this project had "done everything right" to preserve and protect the surrounding lands and environment. I'm sure you will agree that it is rare for any development to receive such positive support.

I respectfully ask that you forward this project to the Board of Supervisors with a recommendation of approval. Your support of this project will directly and positively impact the lives of my family and our neighbors.

Warmly,



Carla Anderson (daughter)

Michael Clarkson, Jr. (Son)

on behalf of the Amy H. Anderson

May 22, 2021

Greetings,

I am writing this letter for approval of the Development Project that includes my property on Sycolin Road.

My Husband, Derrick Cooper and I feel that this development is good for Loudoun County in an area that is fast developing around us, good for jobs and environmental protection.

This area has been very sustainable for wildlife and Sycolin Creek. The land is rich in history and that history will be preserved protecting any disturbance to trees that have been a part of this area for decades.

I, Vanessa Roberts Cooper have been a long time resident, actually have lived in the family home since age 3. My Father who purchased the acreage and built a home on the property, stated in 1963 that this area will one day be developed into something worth preserving for future generations.

The developer is promising to preserve the land, water way and wildlife in the area.

Kind regards,

Vanessa and Derrick Cooper